

168.0

0005

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

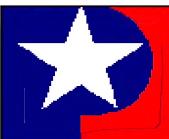
963,500 / 963,500

USE VALUE:

963,500 / 963,500

ASSESSED:

963,500 / 963,500


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FEIN DANIEL F	
Owner 2: STAR BALLEE R	
Owner 3:	

Street 1: 154 CHARLTON STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: RINKLIN BRADLEY RUSSELL -	
Owner 2: RINKLIN MARY ELLEN -	

Street 1: 154 CHARLTON STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 2250 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
SINGLE FA	100	water		

		Sewer		
		Electri		

Census:		Exempt		
Flood Haz:				

		Topo		
		Street		

		Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7000.000	522,500		441,000	963,500		111426
							GIS Ref
							GIS Ref
							Insp Date
							02/28/17

PREVIOUS ASSESSMENT								Parcel ID	168.0-0005-0019.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	522,500	0	7,000.	441,000	963,500		Year end	12/23/2021
2021	101	FV	506,600	0	7,000.	441,000	947,600		Year End Roll	12/10/2020
2020	101	FV	506,600	0	7,000.	441,000	947,600	947,600	Year End Roll	12/18/2019
2019	101	FV	381,300	0	7,000.	441,000	822,300	822,300	Year End Roll	1/3/2019
2018	101	FV	381,300	0	7,000.	371,700	753,000	753,000	Year End Roll	12/20/2017
2017	101	FV	366,000	0	7,000.	340,200	706,200	706,200	Year End Roll	1/3/2017
2016	101	FV	366,000	0	7,000.	289,800	655,800	655,800	Year End	1/4/2016
2015	101	FV	351,200	0	7,000.	252,000	603,200	603,200	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
RINKLIN BRADLEY	1339-125		6/28/2007			635,000	No	No					
MADSEN DAVID G/	1230-186		12/1/2000			308,500	No	No					
POWER ANNE	1156-64		5/31/1996			200,000	No	No	Y				

BUILDING PERMITS								ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
3/15/2016	278	Redo Bas	33,170					Finish Bsmt	2/28/2017	Measured	DGM	D Mann	
9/11/2013	1366	Manual	2,284	C					2/28/2017	Left Notice	DGM	D Mann	
10/19/2010	2153	Wood Dec	10,000					NEW DECKING/RAILIN	2/28/2017	Permit Visit	DGM	D Mann	
7/20/2004	658	Addition	53,000	C		G6	GR FY06	2ND LEVEL SHELL	1/24/2014	Info Fm Prmt	EMK	Ellen K	
									12/3/2008	MLS	MM	Mary M	
									11/8/2008	Meas/Inspect	189	PATRIOT	
									8/9/2007	MLS	HC	Helen Chinal	
									4/4/2005	Permit Visit	BR	B Rossignol	
									1/24/2000	Inspected	264	PATRIOT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000	Sq. Ft.	Site			0	70.	0.90	7									441,000						441,000	

